



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for PERMIT APPLICATION

Issue Date: May 26, 2004

Expiration Date: June 24, 2004

Corps of Engineers Action ID: 200400364

30- Day Notice

Oregon Department of State Lands Number: RF-32341

Interested parties are hereby notified that an amended application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and reach this office no later than the above expiration date of this Public Notice to become part of the record and considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
CENWP-OP-GE (Ms. Merina Christoffersen)
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401-2156

Applicant: Rose Village LLC

Location: Wetland swales and intermittent drainages adjacent to and tributaries of Barager Creek, at the Rose Village Subdivision. The site is at the east end of Alameda Avenue and north end of Rocky Ridge Drive in Section 7, Township 27 South, and Range 5 West, in Roseburg, Douglas County, Oregon.

Project Description: Develop 57.78-acres for phase one of an 82-acre Planned Unit Development. There are three phases planned on the 138.93-acre site. The development of phase one as proposed would require filling of 0.76 acres of palustrine emergent wetland and 0.11 acres of riverine intermittent wetland, for a total of 0.87 acres of wetland impact. There is a total of 4.93 acres of wetlands on the site, 2.77 of which are in the 82-acre Planned Unit Development area of phase one.

The development includes four access road crossings over intermittent streams, which would include rerouting a section of stream. The road crossing would require excavating a trench adjacent to a bend in the stream at crossing "C." A 24-inch diameter, 72-foot long culvert would be placed. Class 100 riprap would be placed at the up and downstream ends of the culvert on the bankline. The road would be constructed over the culvert, and the bed of the creek requiring a total of 365 cubic yards of fill as this area is on a hill.

Mitigation: To compensate for project impacts, the applicant has proposed the following: Purchase pre-sold mitigation credits from the proposed Cow Creek Mitigation Bank. If a permit is issued, the Corps will determine what is appropriate and practicable compensatory mitigation. The amount of compensatory mitigation required shall be commensurate with the anticipated impacts of the project.

Purpose: Construct a 158-lot subdivision and a centralized six-acre commercial facility to provide housing and shopping in the Roseburg area.

Drawings: Fifteen (15) drawings labeled COE #200400364 (Rose Village – Residential Development).

Additional Information: Additional information may be obtained from Ms. Merina Christoffersen, Project Manager, U.S. Army Corps of Engineers at (541) 465-6882 or at merina.e.christoffersen@nwp01.usace.army.mil.

Authority: This permit will be issued or denied under the following:

Section 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency (EPA) guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity will not affect endangered species or their critical habitat designated as endangered or threatened, under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

Essential Fish Habitat: Preliminary determinations indicate that the proposed activity will not affect Essential Fish Habitat for coho salmon and chinook salmon. Consultation under Section 305 of the Magnusson-Stevens Fishery Conservation and Management Act is not required for the described activity.

Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity, will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

PUBLIC NOTICE

Oregon Department of Environmental Quality (DEQ)

Water Quality 401 Certification

Corps of Engineers Action ID Number: 200400364

Notice Issued: May 26, 2004

Oregon Department of State Lands Number: RF-32341 **Written Comments Due:** June 24, 2004

WHO IS THE APPLICANT: Rose Village LLC

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice.

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project.

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project.

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Water Quality Division, 811 S.W. 6th Avenue, Portland, Oregon 97204-1390. While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment, please call Ms. Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator, (503) 229-5845 or toll free within Oregon at (800) 452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

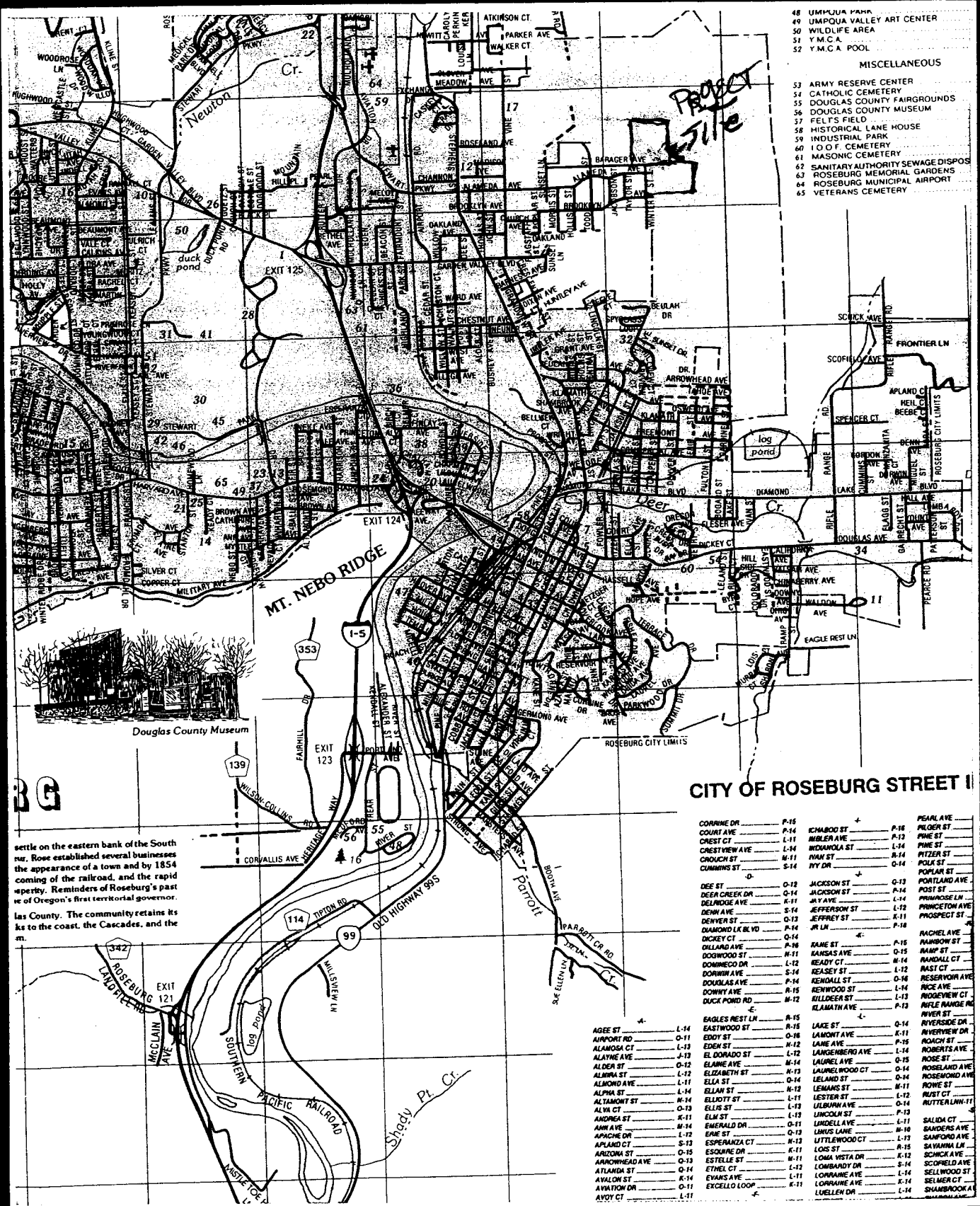
Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

Written comments:

Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on **June 24, 2004**. Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. 6th Avenue, Portland, Oregon 97204-1390 or faxed to (503) 2229-6124. ***People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.*** People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format at 401publiccomments@deq.state.or.us. Otherwise due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at (800) 452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.



Patrick S. Thompson
CONSULTING

Phone (541) 933-3318

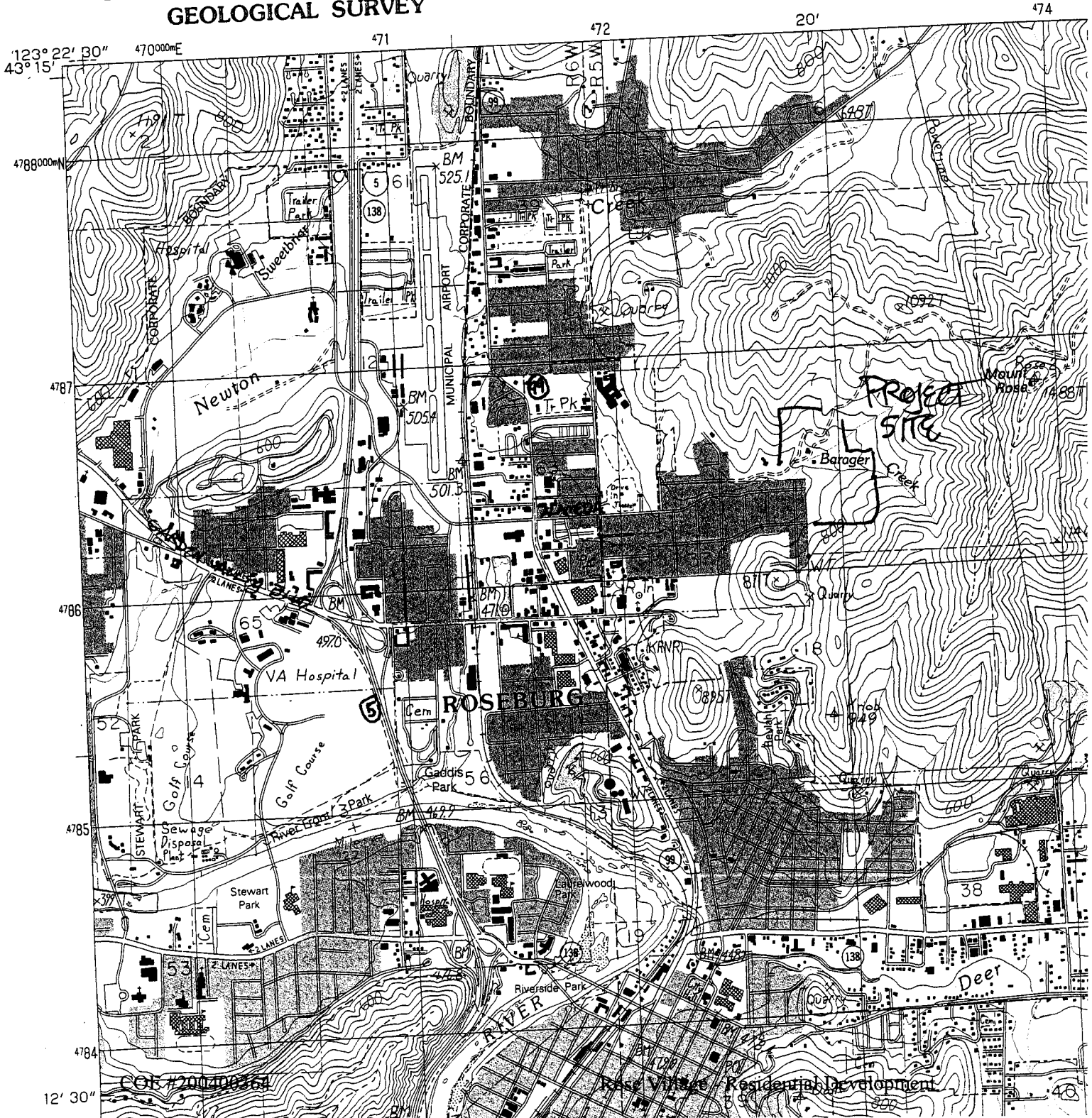
Fax (541) 933-3319

Email pstcon@aol.com

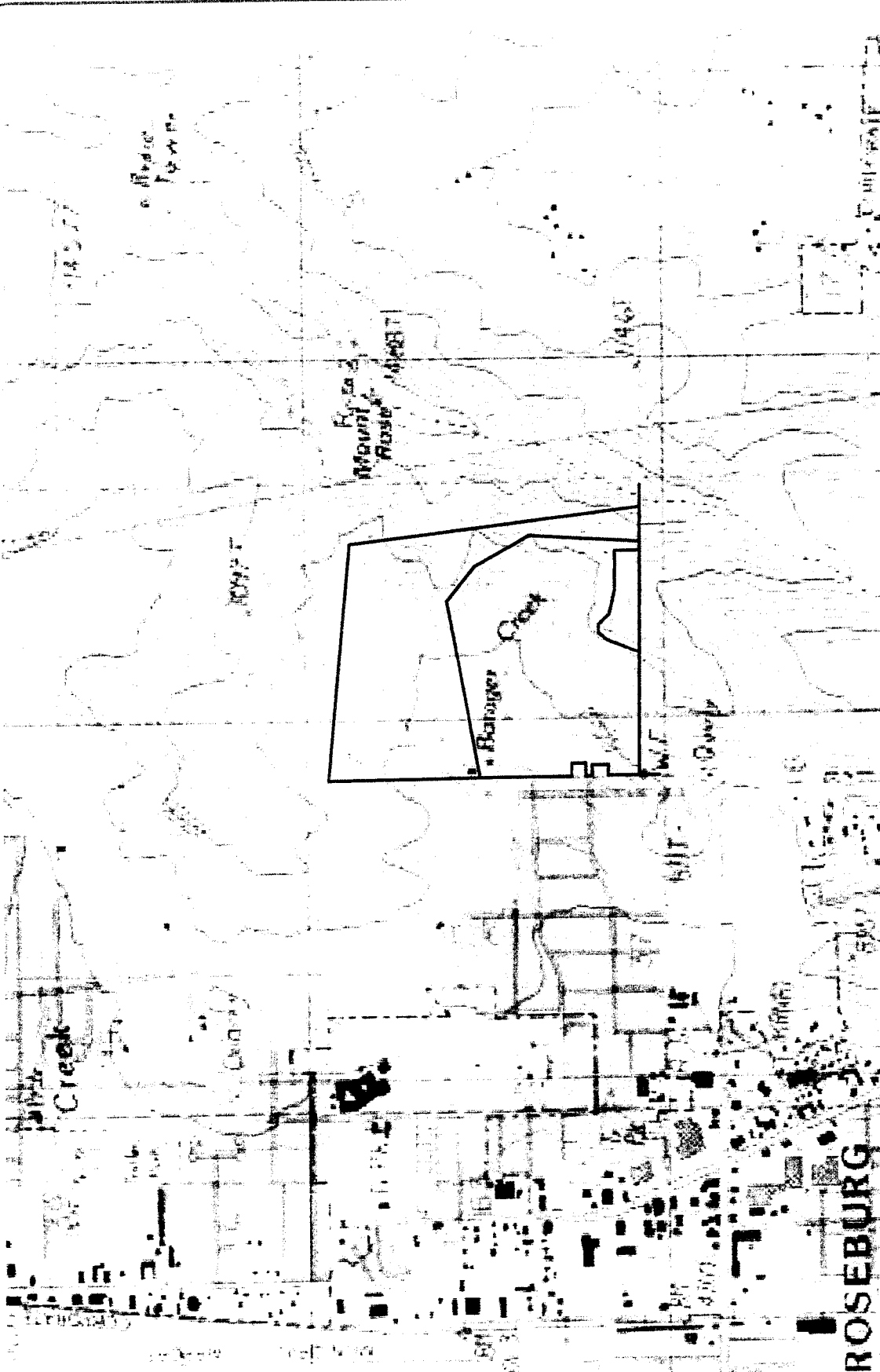
Site Map
Figure 1

Rose Village - Residential Development

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



ROSE VILLAGE



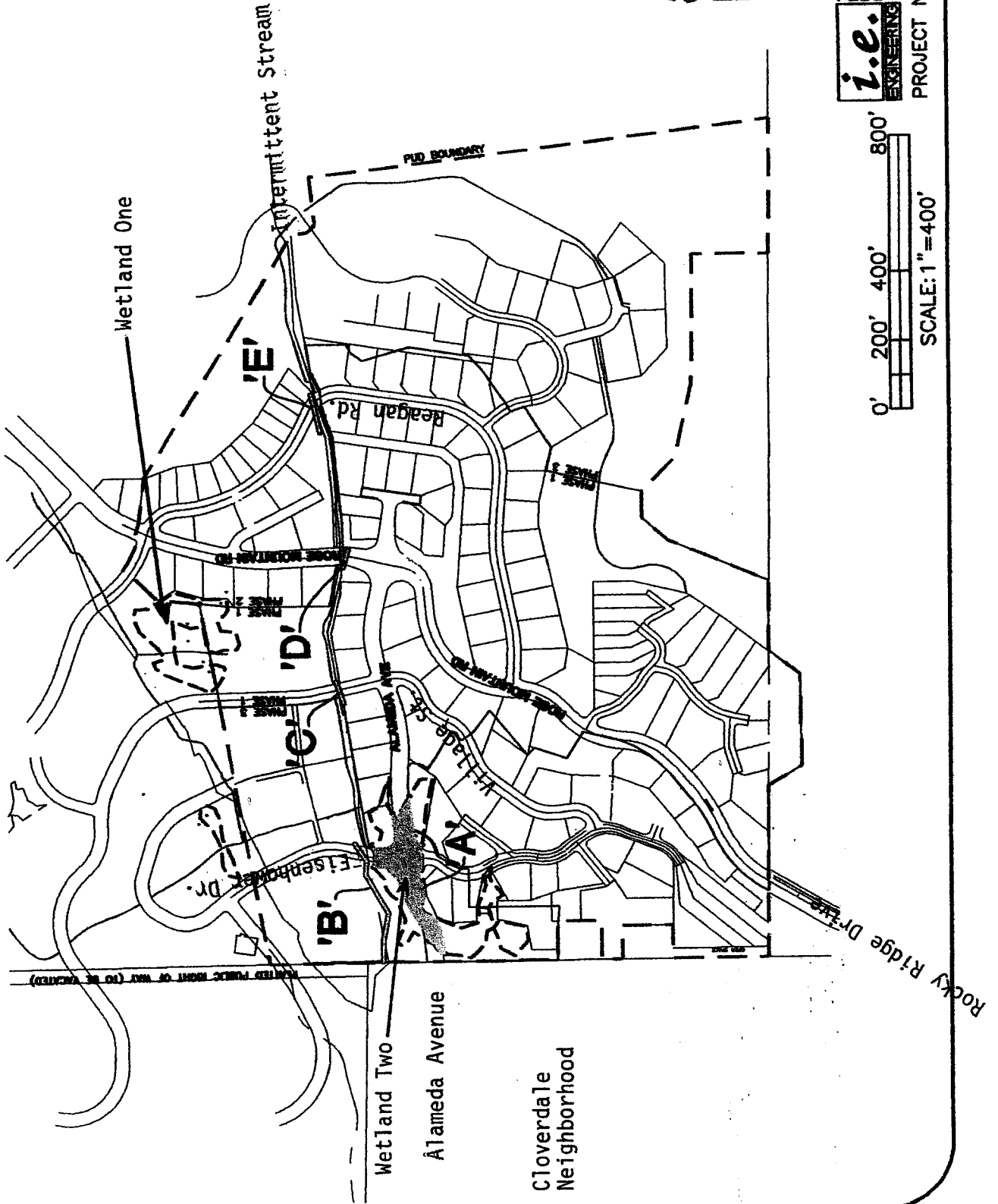
i.e.
ENGINEERING

741 SE Jackson Street
Roseburg, Oregon 97701
PHONE (541) 873-0166
FAX (541) 440-9392

PROJECT NO. 144-08

ROSE VILLAGE PUD 1

OVERALL INDEX Exhibit "A" to Alternative Analysis

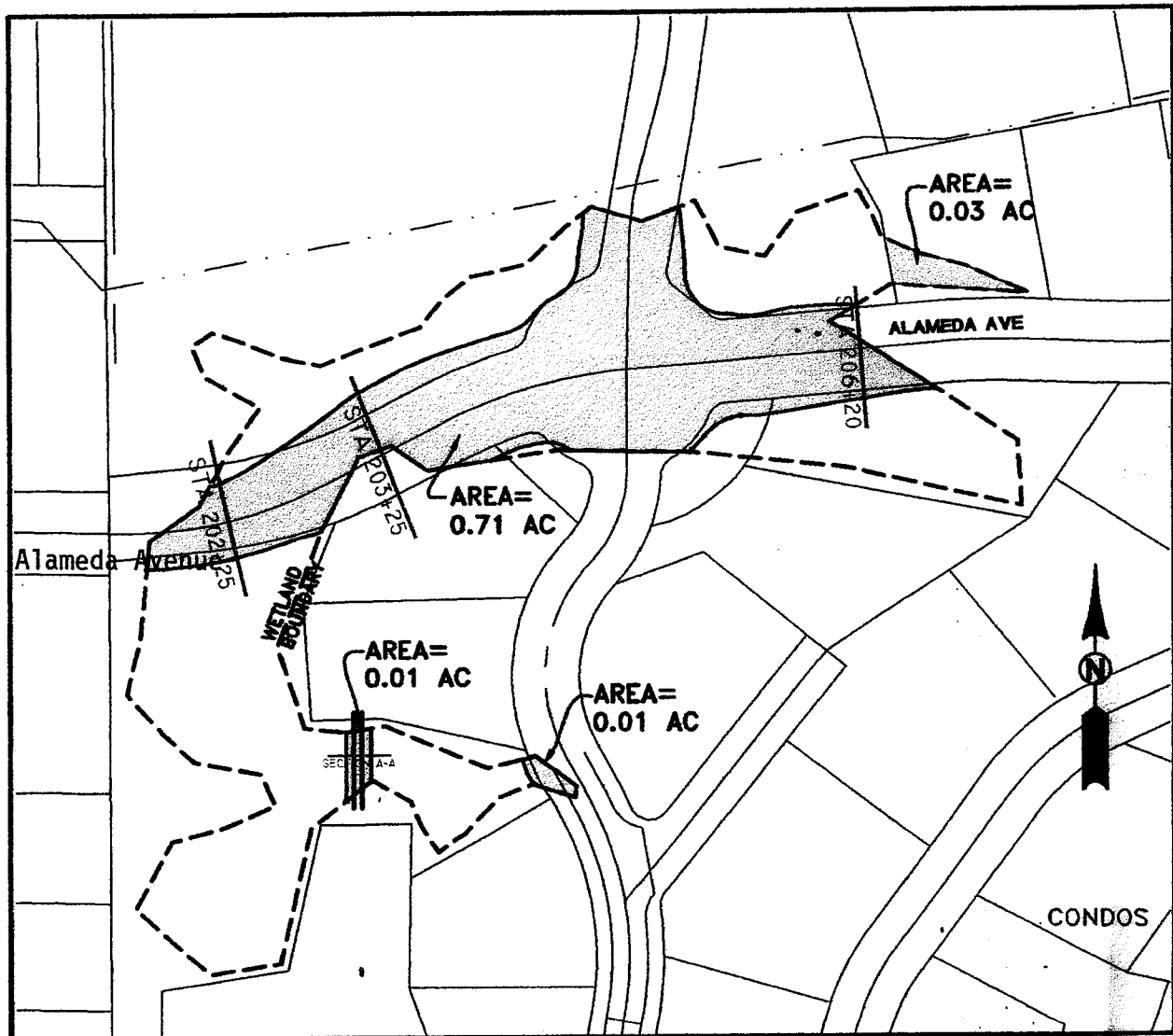


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PROJECT NO. 144-0812

ROSE VILLAGE *Attachment C Page 2* ALAMEDA AVE WETLAND



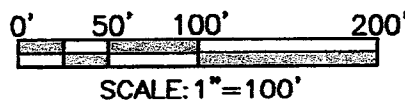
PLAN VIEW

AREA = 0.76 ACRES

TOTAL CUT = 2700 YDS

TOTAL FILL = 880 YDS

- DISTURBED AREA
- - WETLAND BOUNDARY (TOTAL AREA= 1.5 AC)



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PROJECT NO. 144-08T1

CROSS SECTIONS of Alameda Avenue

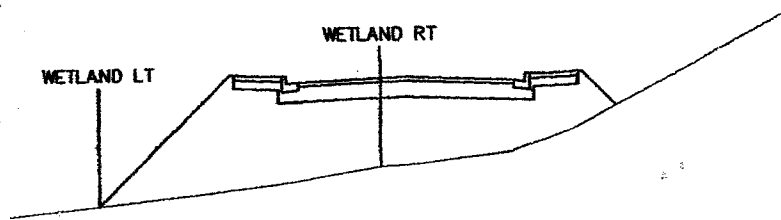
EXHIBIT 'A-1'

Attachment Page 3



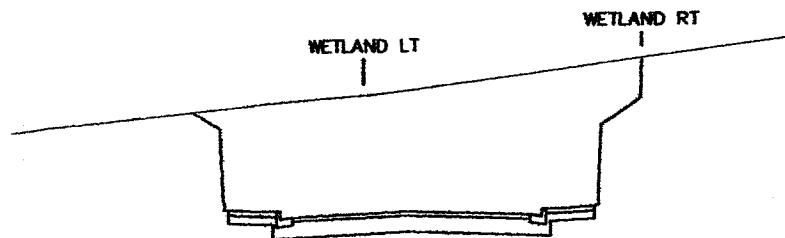
STA 202+25
ORIGINAL EL = 676.19
DESIGN EL = 675.15

DESIGN EARTHWORK
FILL AREA = 0.23
CUT AREA = 101.44



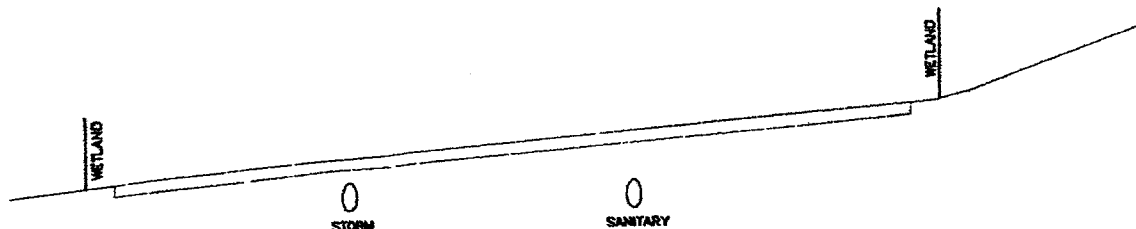
STA 203+25
ORIGINAL EL = 684.35
DESIGN EL = 689.89

DESIGN EARTHWORK
FILL AREA = 258.08
CUT AREA = 0.00



STA 206+20
ORIGINAL EL = 716.52
DESIGN EL = 708.98

DESIGN EARTHWORK
FILL AREA = 0.00
CUT AREA = 441.39



SECTION A-A

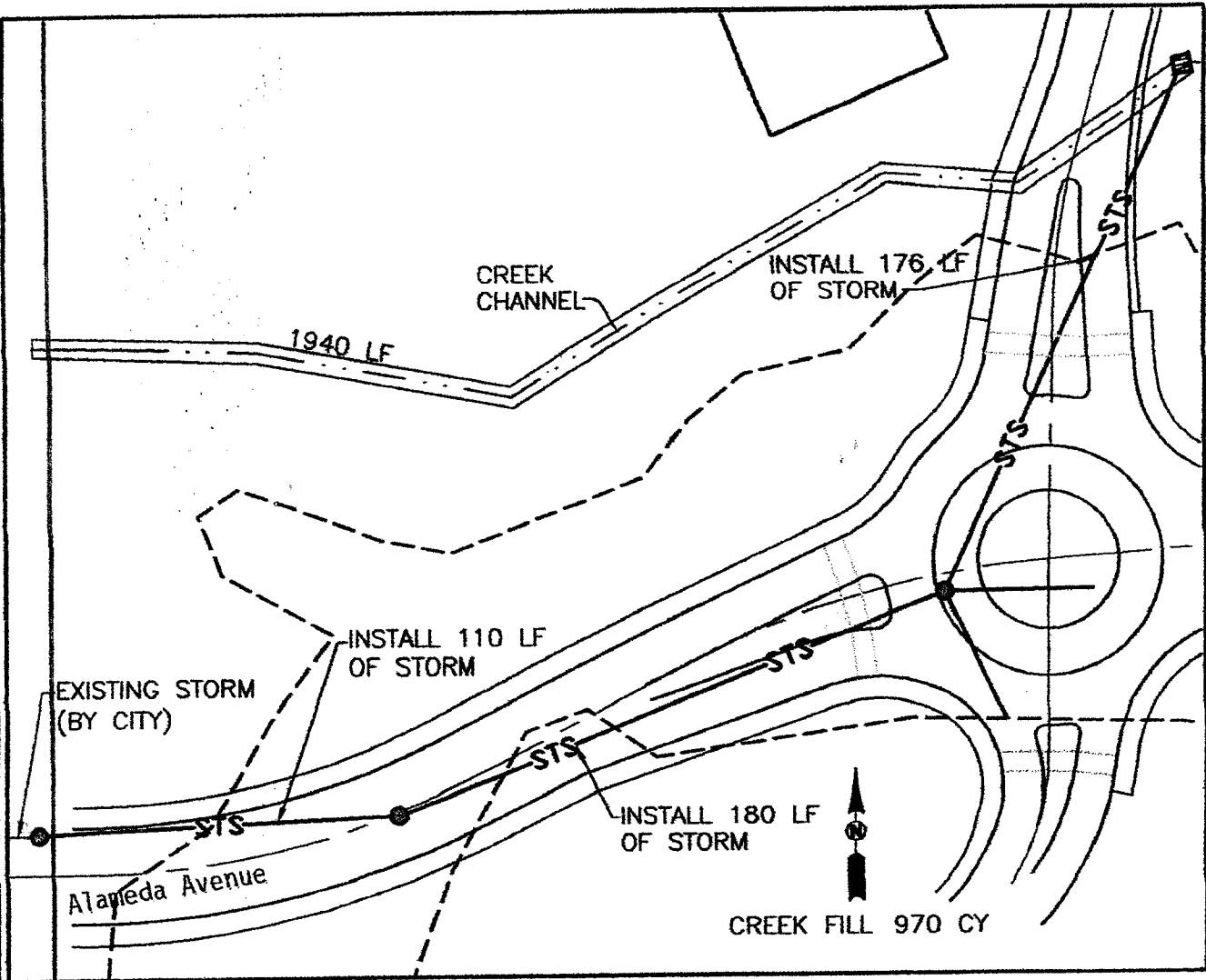
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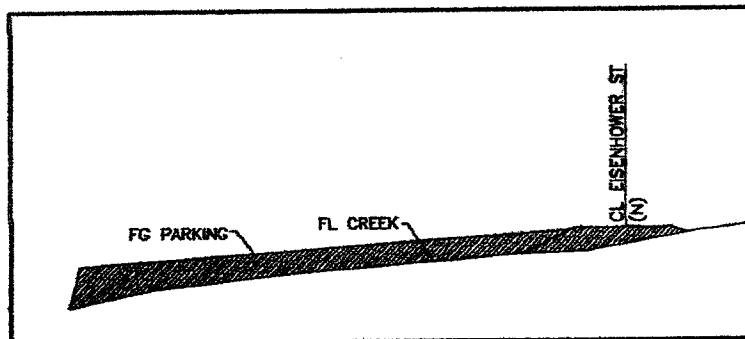
PROJECT NO. 144-08t1

ROSE VILLAGE PUD 1 CREEK CROSSING - 'EISENHOWER ST'

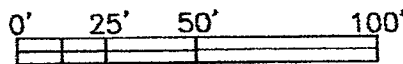
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PLAN VIEW



PROFILE



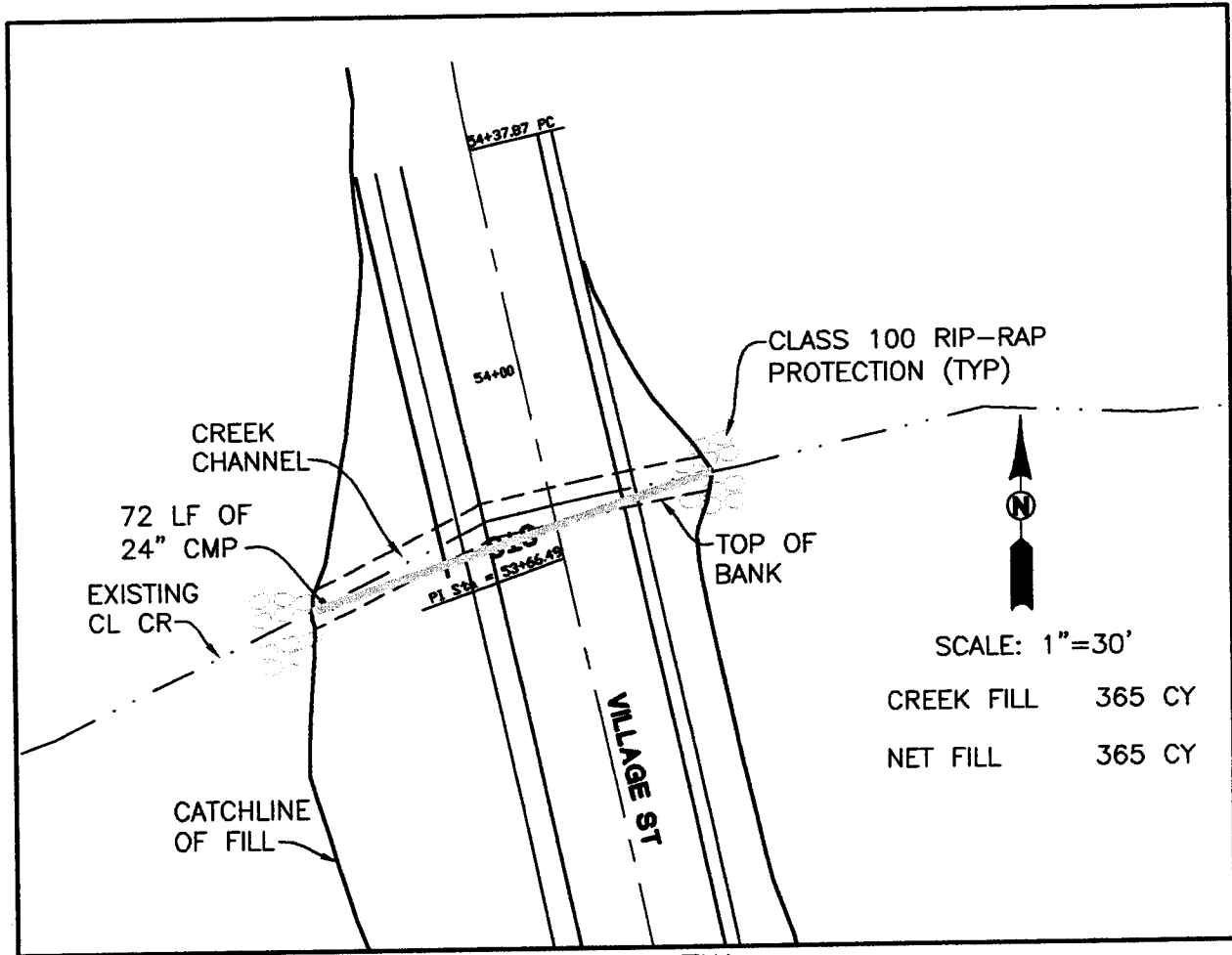
SCALE: 1"=50'

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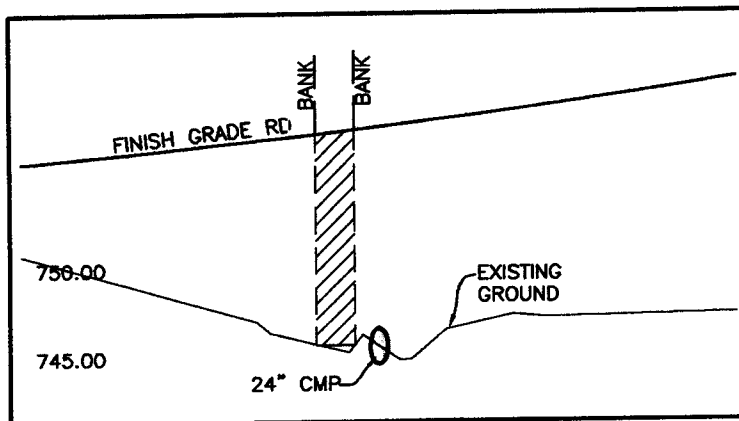
PROJECT NO. 144-08T1

ROSE VILLAGE PUD 1 WETLAND CROSSING - 'VILLAGE ST'

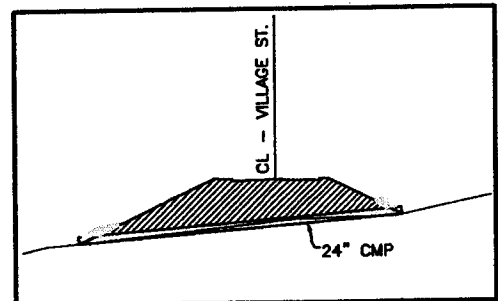
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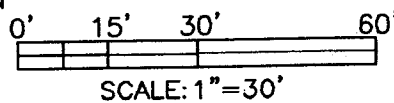
PLAN VIEW



CROSS SECTION



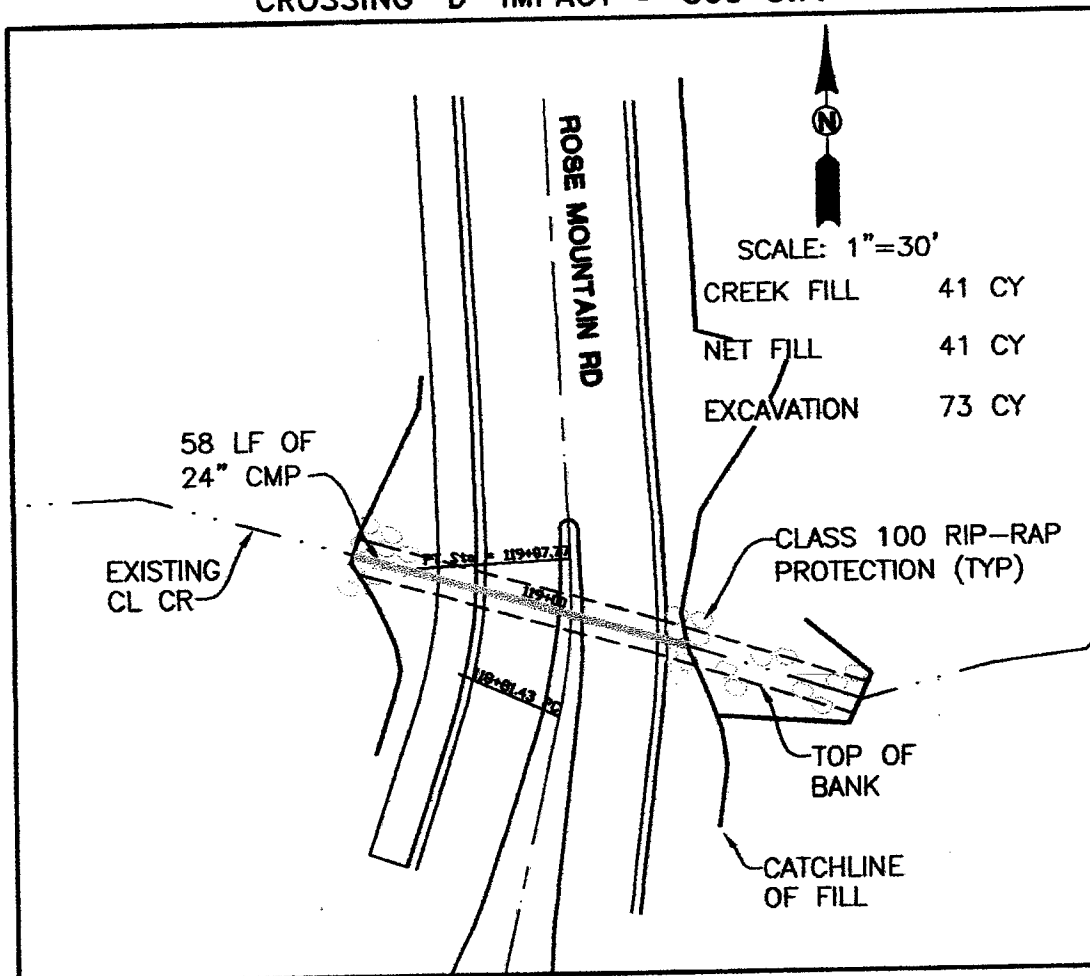
PROFILE



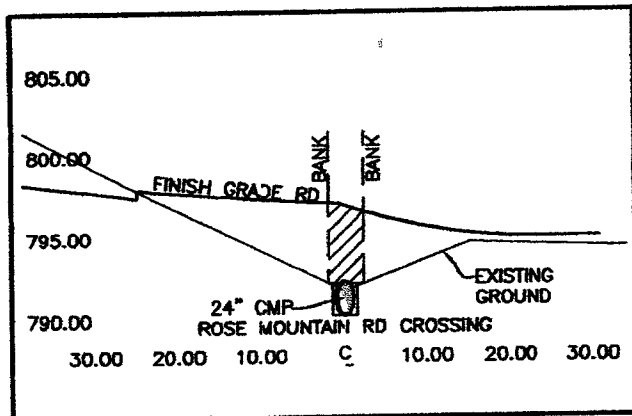
i.e.
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741 SE Jackson Street
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FAX (541) 440-9392
PROJECT NO. 144-08T1

ROSE VILLAGE PUD 1 CREEK CROSSING - 'ROSE MOUNTAIN RD'

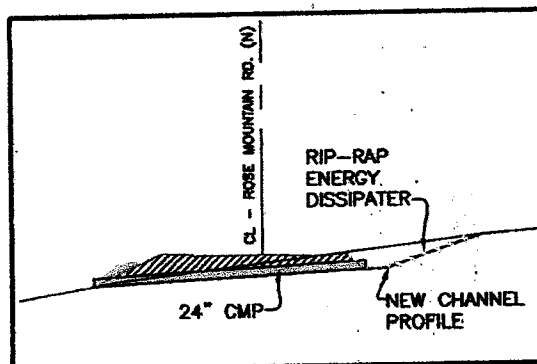
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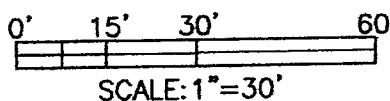
PLAN VIEW



CROSS SECTION



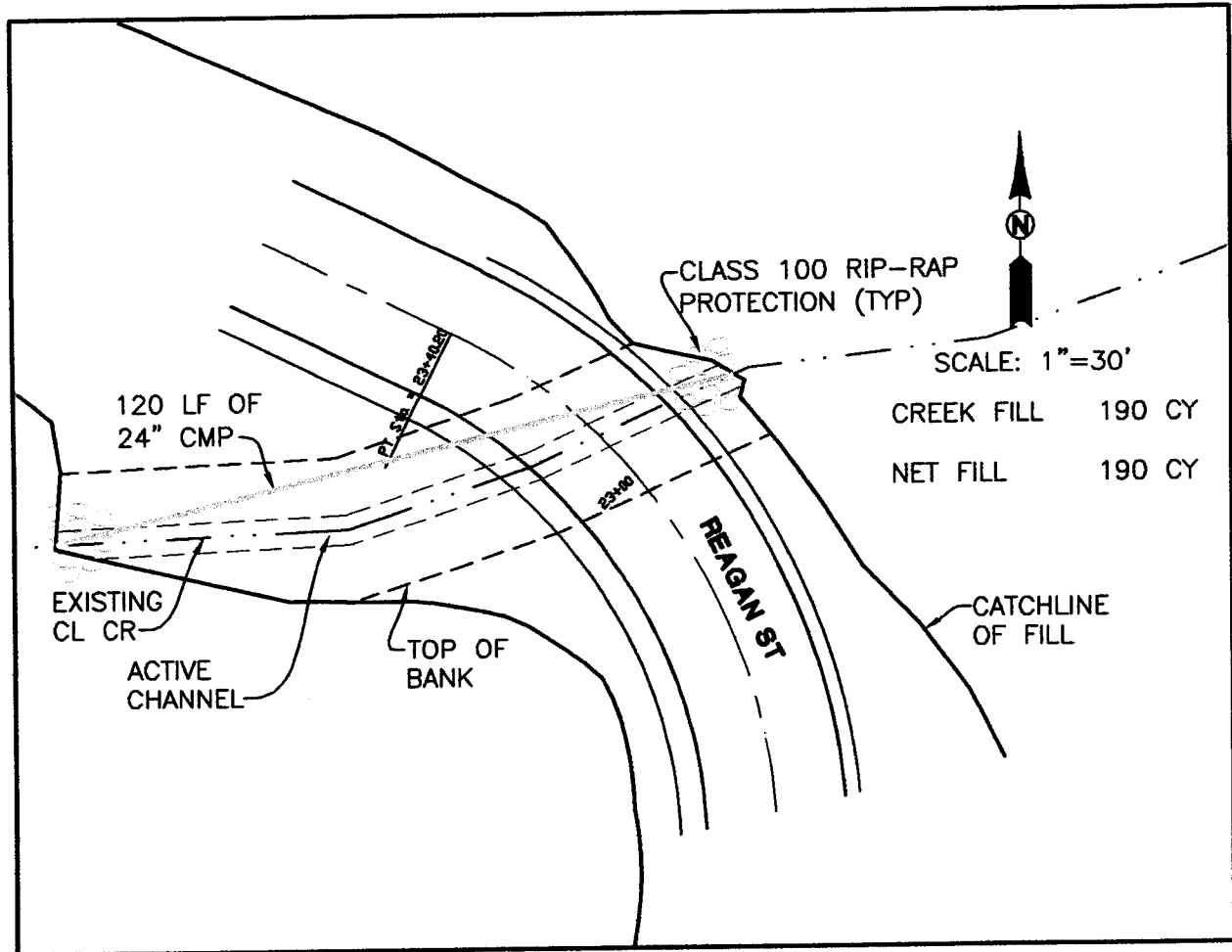
PROFILE



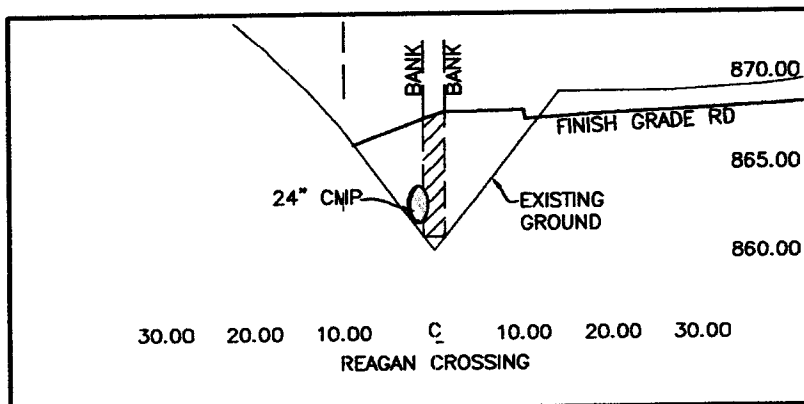
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Roseburg, Oregon 97470
PHONE (541) 573-0168
FAX (541) 440-9382
PROJECT NO. 144-08T1

ROSE VILLAGE PUD 1 CREEK CROSSING - 'REAGAN ST'

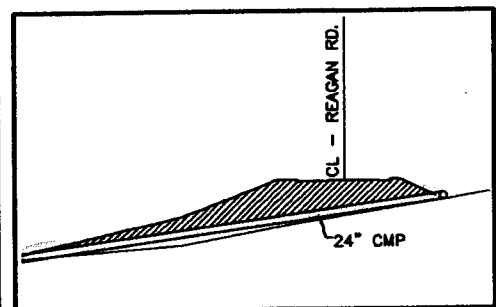
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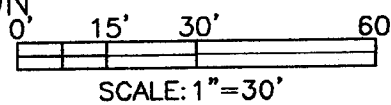
PLAN VIEW



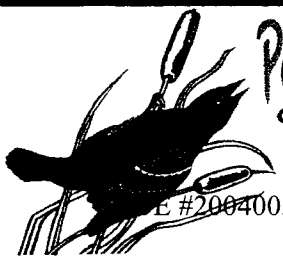
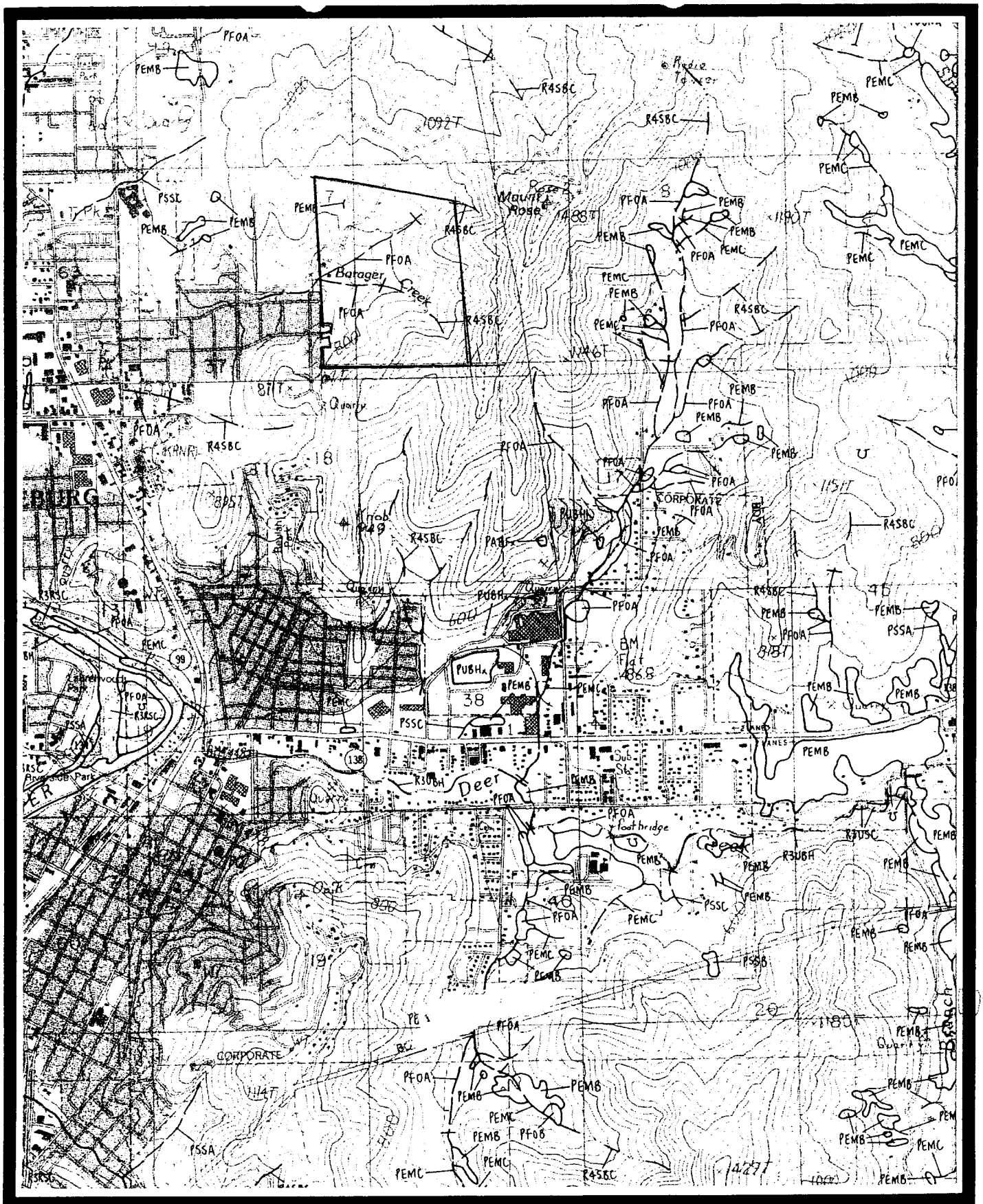
CROSS SECTION



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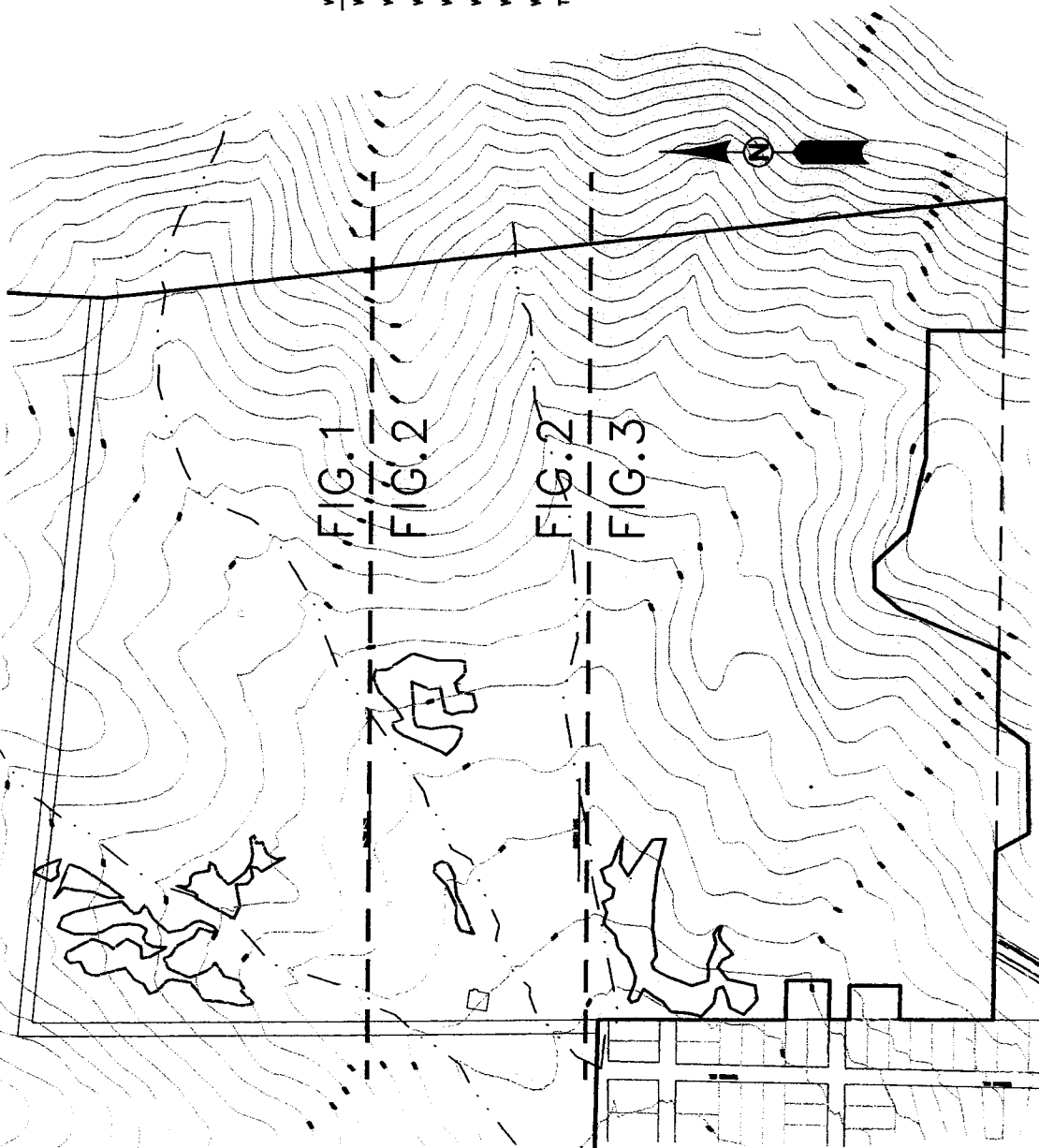
Patrick S. Thompson
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Email pstcon@aol.com

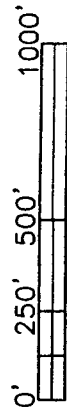
NWI MAP Figure 2

Rose Village - Residential Development

ROSE VILLAGE WETLANDS DELINEATION



WETLANDS:	AREA	COWARDIN	HGM
WETLAND 'A'	0.04 AC±	PEMB	SF
WETLAND 'B'	0.20 AC±	PEMB	SF
WETLAND 'C'	1.27 AC±	PEMB	SF
WETLAND 'D'	0.47 AC±	PEMB	SF
WETLAND 'E'	1.00 AC±	PEMB	SF
WETLAND 'F'	0.15 AC±	PFOB	SF
WETLAND 'G'	1.80 AC±	PEMB	SF
TOTAL AREA OF WETLANDS: 4.83 AC±			



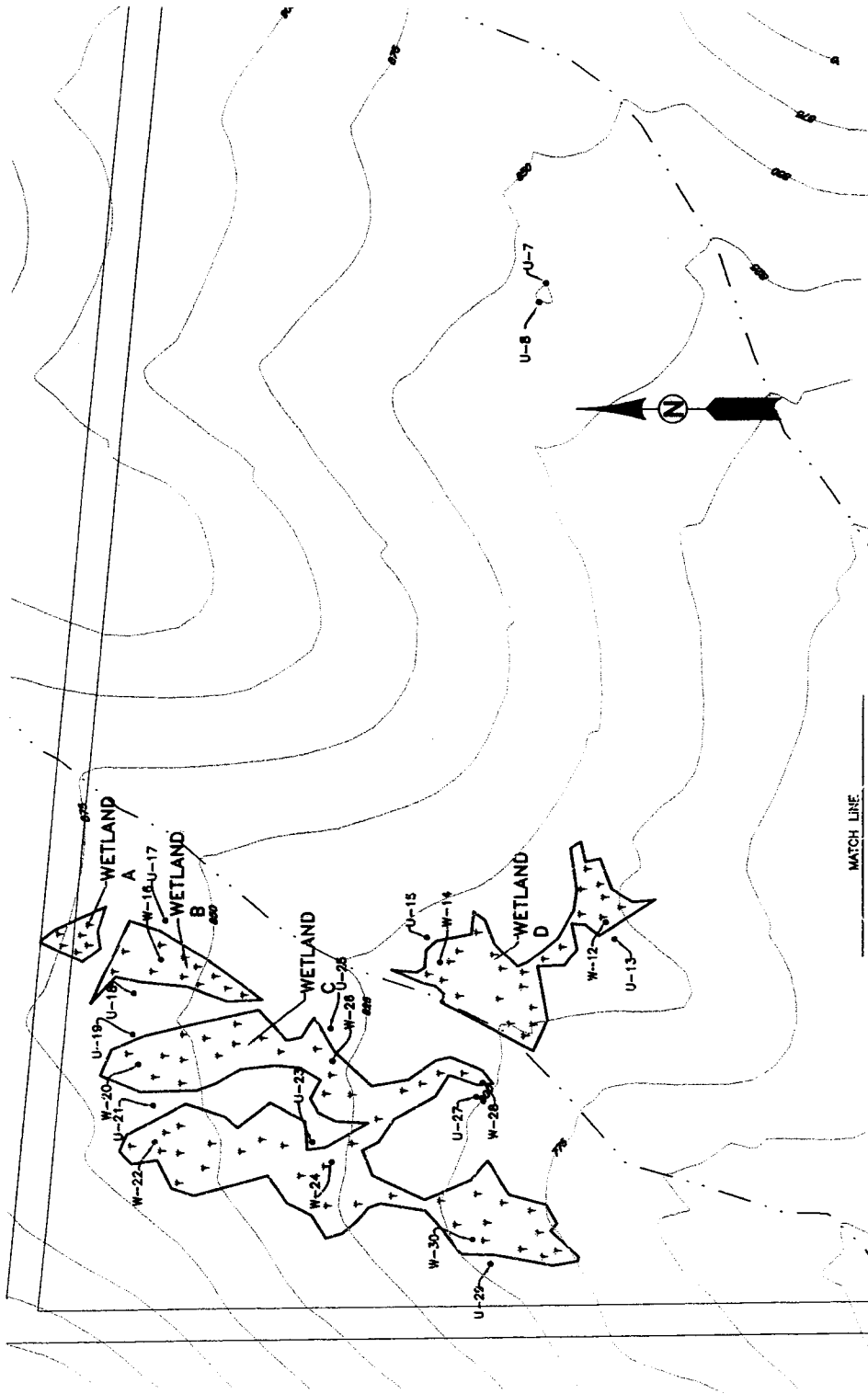
SCALE: 1"=500'

SHT 1 OF 4

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PROJECT NO. 144-08

ROSE VILLAGE WETLANDS DELINEATION



SYMBOL EXPLANATION:

U-# = UPLAND DATA POINT
W-# = WETLAND DATA POINT
AD-# = ADDITIONAL POINT

0' 100' 200' 400'
SCALE: 1"=200'

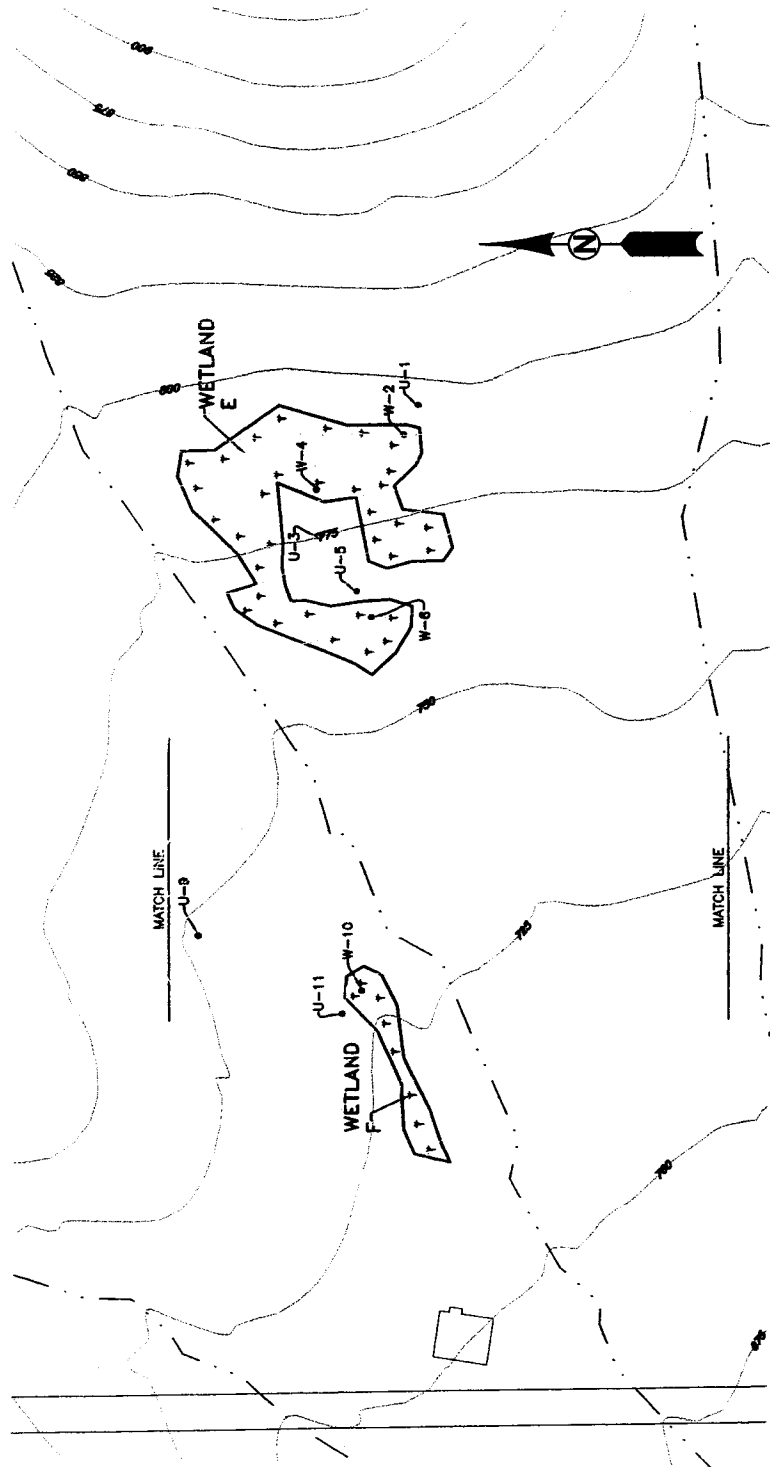
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WETLAND 'D'	0.47 AC±	PEMB	SF
WETLAND 'E'	1.00 AC±	PEMB	SF
WETLAND 'F'	0.15 AC±	PF0B	SF
WETLAND 'G'	1.80 AC±	PEMB	SF
TOTAL AREA OF WETLANDS: 4.93 AC±			

FIG. 1
SHT 2 OF 4

i.e.
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PROJECT NO. 144-08

ROSE VILLAGE WETLANDS DELINEATION



SYMBOL EXPLANATION:
 U-# = UPLAND DATA POINT
 W-# = WETLAND DATA POINT
 AD-# = ADDITIONAL POINT

WETLANDS:	AREA	COWARDEN	HGM
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WETLAND 'G'	1.80 AC±	PEMB	SF
TOTAL AREA OF WETLANDS: 4.93 AC±			

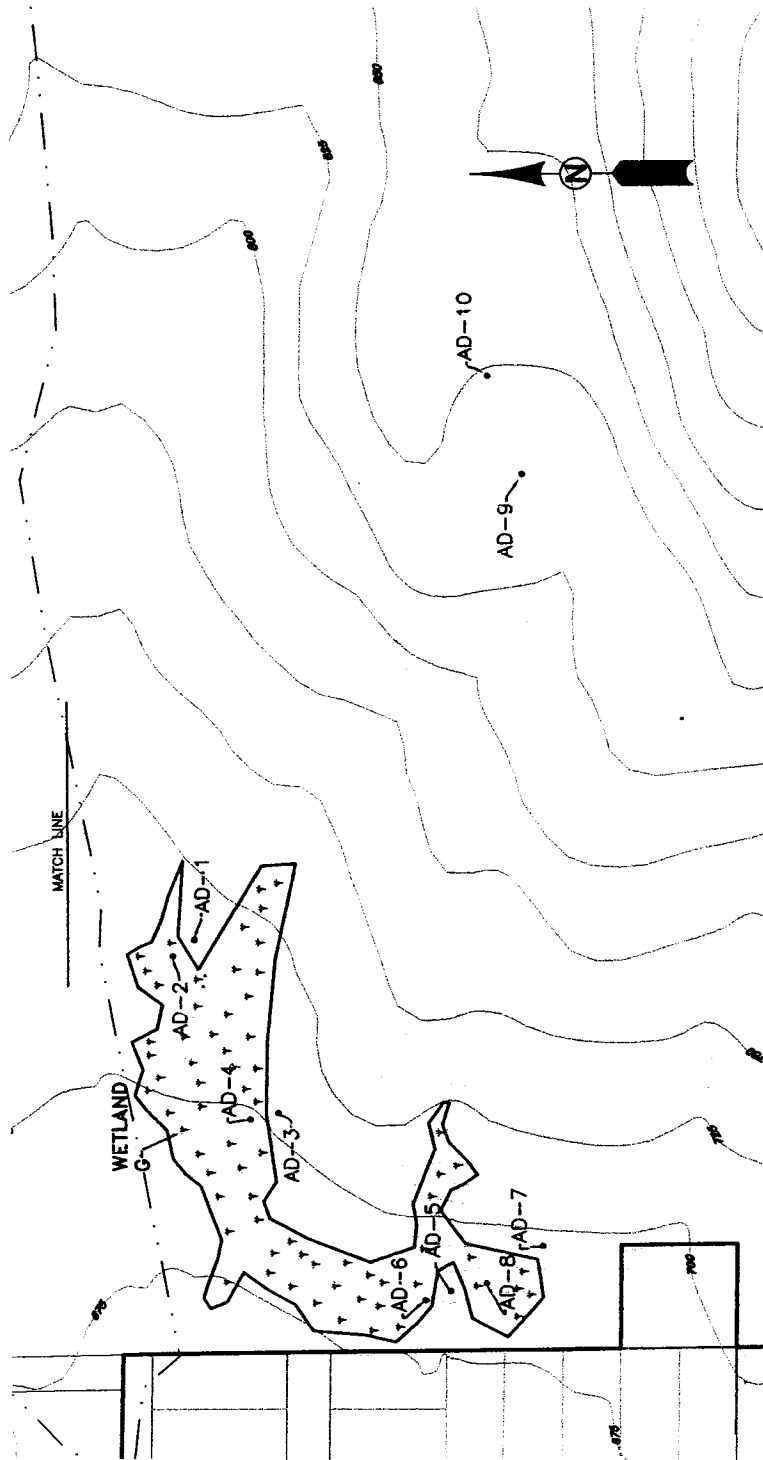
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PROJECT NO. 144-08



FIG. 2
 SHT 3 OF 4

ROSE VILLAGE WETLANDS DELINEATION



SYMBOL EXPLANATION:
 U-f = UPLAND DATA POINT
 W-f = WETLAND DATA POINT
 AD-f = ADDITIONAL POINT

WETLANDS:	AREA	COWARDIN	HGM
WETLAND 'A'	0.04 AC±	PEMB	SF
WETLAND 'B'	0.20 AC±	PEMB	SF
WETLAND 'C'	1.27 AC±	PEMB	SF
WETLAND 'D'	0.47 AC±	PEMB	SF
WETLAND 'E'	1.00 AC±	PEMB	SF
WETLAND 'F'	0.15 AC±	PFOB	SF
WETLAND 'G'	1.80 AC±	PEMB	SF
TOTAL AREA OF WETLANDS: 4.93 AC±			



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 FAX (541) 440-6362

PROJECT NO. 144-08

FIG. 3
 SHT 4 OF 4